Item #	Prepared by: Gloria Kelly
	Shelby County Land Bank
	Approved by:
	County Attorney

RESOLUTION APPROVING THE SALE OF FOURTEEN (14) COUNTY OWNED DELINQUENT TAX PARCELS, ACQUIRED FROM SHELBY COUNTY TRUSTEE TAX SALE NOS. 0005, 0103, 0201, 0203, 0304, 0402, 0403, 0502, 0503, AND 0504, TO IDENTIFIED PURCHASERS AT VARIOUS PRICES COLLECTIVELY TOTALING \$65,000.00, PURSUANT TO THE SALE PROVISIONS OF T.C.A. §67-5-2507 AND AUTHORIZING THE SHELBY COUNTY MAYOR TO EXECUTE QUIT CLAIM DEEDS. SPONSORED BY COMMISSIONER HENRI BROOKS.

**WHEREAS,** Shelby County has acquired FOURTEEN (14) Delinquent Tax Parcels from Shelby County Trustee Tax Sale Nos. 0005, 0103, 0201, 0203, 0304, 0402, 0403, 0502, 0503, and 0504, which parcels being more particularly described in the listing thereof, which is attached hereto as Exhibit "A", and incorporated herein by reference; and

**WHEREAS,** Pursuant to the sale provisions of T.C.A. §67-5-2507, the Shelby County Land Bank Department has taken charge of and marketed said Delinquent Tax Parcels to secure purchase offers for each; and

**WHEREAS,** The purchase offers received for said Delinquent Tax Parcels were publicly advertised for increased offers pursuant to T.C.A. §67-5-2507 in conjunction with establishing the purchase offers received from the identified purchasers, listed in Exhibit "A", as representing their highest and best sale price; and

WHEREAS, It is deemed to be in the best interest of Shelby County to sell said FOURTEEN (14) Delinquent Tax Parcels to the identified purchasers for the sale prices as listed in said Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS OF SHELBY COUNTY, TENNESSEE, That the sale of the aforementioned FOURTEEN (14) Delinquent Tax Parcels, acquired from Shelby County Trustee Tax Sale Nos. 0005, 0103, 0201, 0203, 0304, 0402, 0403, 0502, 0503, and 0504, to the identified purchasers for the sale prices listed in said Exhibit "A", collectively totaling \$65,000.00, be and the same is hereby approved.

**BE IT FURTHER RESOLVED,** That the Mayor be and is authorized to execute a Quit Claim Deeds conveying the same, along with any other documents necessary for the closing of the Delinquent Tax Parcel sales described herein.

**BE IT FURTHER RESOLVED,** That this Resolution shall take effect from and after the date it shall have been enacted according to due process of law, the public welfare requiring it.

	Joe Ford, Interim Shelby County Mayor
	Date:
	ATTEST:
	Clerk of County Commission
ADOPTED	

#### **SUMMARY SHEET**

#### I. <u>Description of Item</u>

A Resolution approving the sale of FOURTEEN (14) County owned Delinquent Tax Parcels acquired from Shelby County Trustee Tax Sale Nos. 0005, 0103, 0201, 0203, 0304, 0402, 0403, 0502, 0503, and 0504. Pursuant to the sale provisions of T.C.A. §67-5-2507, the Shelby County Land Bank Department has taken charge of and marketed said parcels to secure purchase offers for each. The purchase offers received were publicly advertised for increased offers in conjunction with establishing the purchase offers received from the identified purchasers, listed in Exhibit "A", as representing their highest and best sale price. Base upon the above, it is hereby recommended by the Administration that the sale of these FOURTEEN (14) Delinquent Tax Parcels be approved.

#### II. Source and Amount of Funding

Amount Expended/Budget Line Item

All Costs (Direct/Indirect)

Additional or Subsequent Obligations or Expenses of Shelby County

#### III. Contract Items

Offer to Purchases

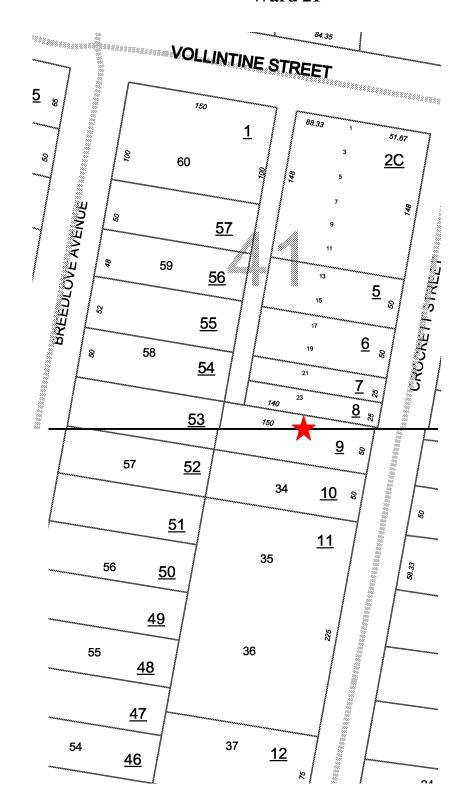
Quit Claim Deeds

#### IV. Additional Information Relevant to Approval of this Item

N/A

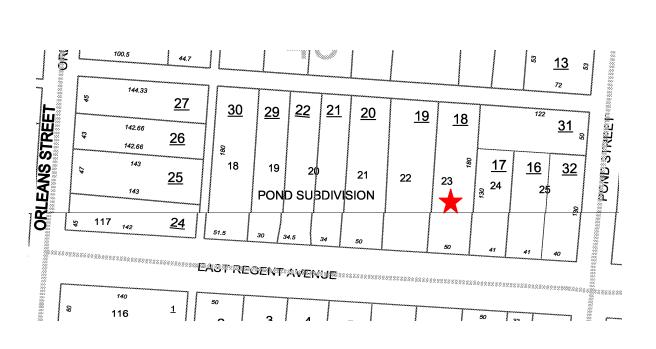
	PL	CE USE	00.00 Investment	00.00 Expand Property Size	00.00 Investment	00.00 Investment	00.00 Investment	00.00 Investment	00.00 Investment	00.00 Investment	00.00 Expand Property Size	00.00 Investment	O.00 Church Property	00.00 Expand Property Size		00.00 Investment	-
	EVALUATION SALES	PRICE	\$7,000.00   \$5,000.00 Duplex	\$2,500.00 \$2,500.00	\$3,000.00 \$2,000.00 House	\$4,000.00 \$4,000.00 House	\$6,000.00 \$5,000.00 House	\$2,500.00 \$2,500.00	\$8,000.00 \$8,000.00	\$2,500.00 \$2,500.00	\$2,500.00 \$2,000.00	\$17,000.00   \$17,000.00 Comm. Bldg.	\$5,000.00 \$4,500.00	\$1,800.00 \$1,500.00	\$3,000.00 \$3,000.00	\$5,500.00 \$5,500.00 House	00 000 \$9\$
	PURCHASER EVA		Kenneth Staples \$7	Jervis Williams & \$2 Sedaria Williams	Belzoni Company, LLC \$3	Randall Swaney \$4	Jonathan Chandler \$6	Craten Armmer, Jr. \$2	TV6-W, LLC \$8	Sarah Barnes \$2	Tommie Franklin \$2	Memphis Property \$1 Management & Investors, Inc.   Cor		Larry Humphreys & \$1 Peggy Humphreys		Alonzo R. Woods \$5	Total
EXHIBIT "A"	TOTAL	TAXES AND FEES	\$5,458.82	\$3,943.05	\$2,298.93	\$11,613.95	\$9,694.69	\$25,491.87	\$4,021.11	\$5,205.92	\$4,021.11	\$16,041.50	\$15,246.60 No	\$3,558.13	\$2,153.57	\$5,500.00	
	ZONING	CODE	R-D	RS-6	R-D	R-D	C-L	RS-6	T-I	RS-6	COMM	Н-Э	RS-6	R-D	RS-6	T-I	
	ADDRESS	LOT SIZE	925 Crockett St. 50' X 150'	678 Regent St. 50' x 180'	1104 Kerr Ave. 39' x 100'	876 Pearce St. 50' x 200'	2530 Carnes Ave. 39' x 106'	1581 Waverly Ave. 50' x137'	Roland 75'x160'	1863 Swift St. 50' x 109'	Chelsea Ave. 36' x 120	3240 HWY 61 S. 89' x 331'	4214 E. Mallory 100' x 200'	843 Hamilton St. 40' x 100'	Whitney Ave. 55' X 153'	3735 Mart Rd. 100' x 150'	14 Dronontios
	WBP		021041000000090	02504300000180	02604300000200	02703400000450	02906000000230	03102600000050	03104700000040	03503000000070	04201800000120	05012400000360	05816200000190	06101700000110	07202300000030	07601400000070	-
	TAX	SALE	0503	0503	0304	0402	0502	0504	0103	0504	0005	0504	0201	0403	0203	0503	
	EXHIBIT	#	1390	2419	2819	2632	3499	3804	2196	4813	11271	9203	9793	10139	12050	14993	

# Ward 21



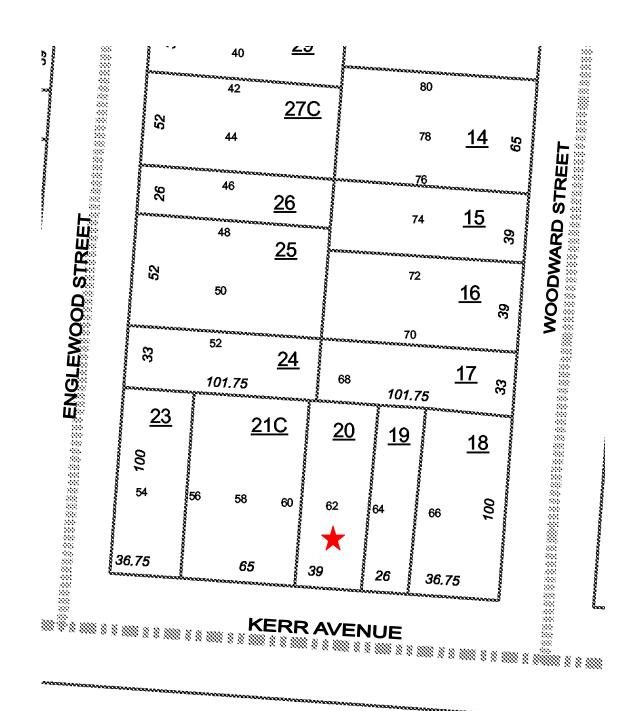
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Ward 25



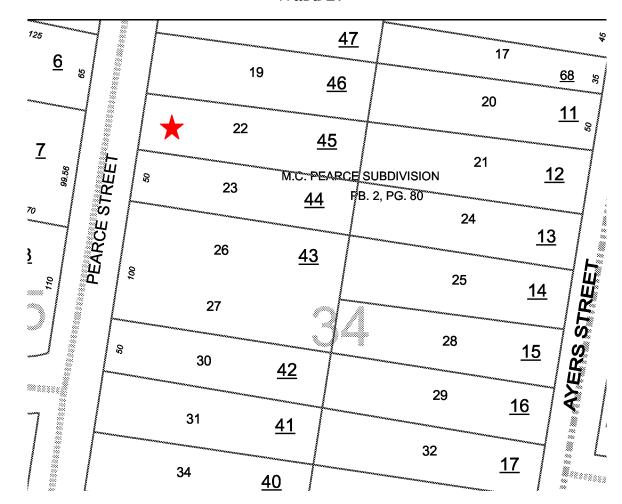
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Ward 26



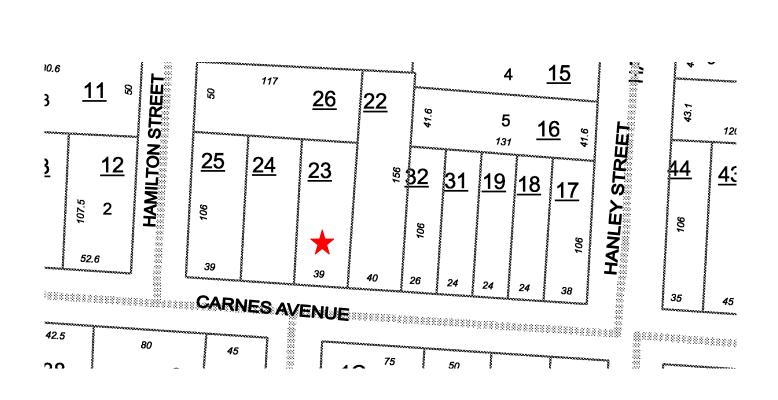
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Ward 27

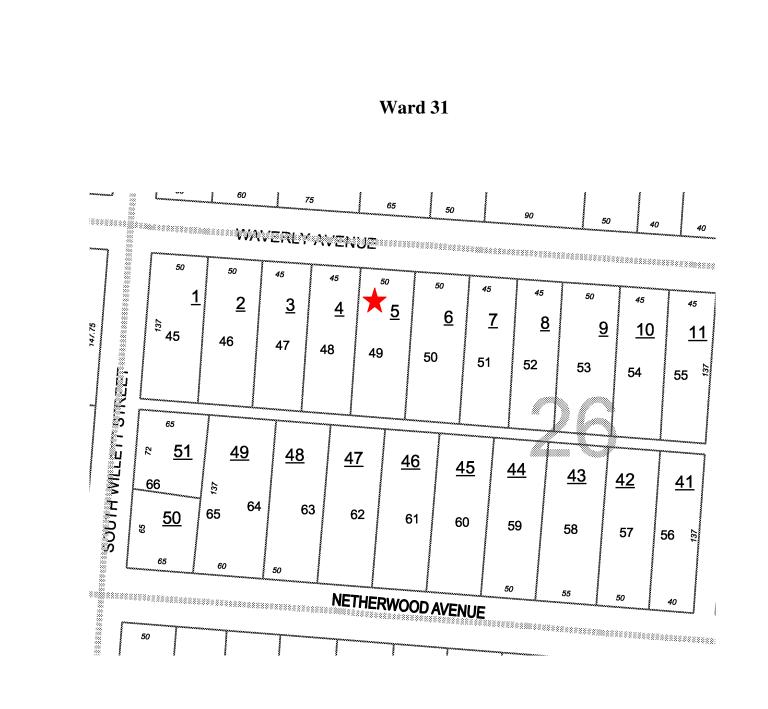


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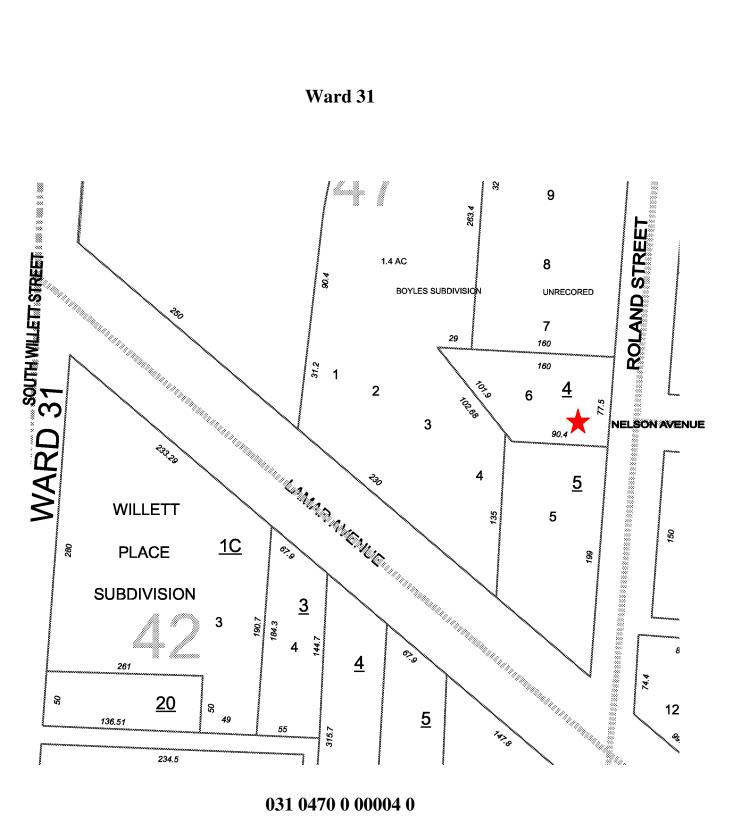
# Ward 29



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# 031 0260 0 00005 0



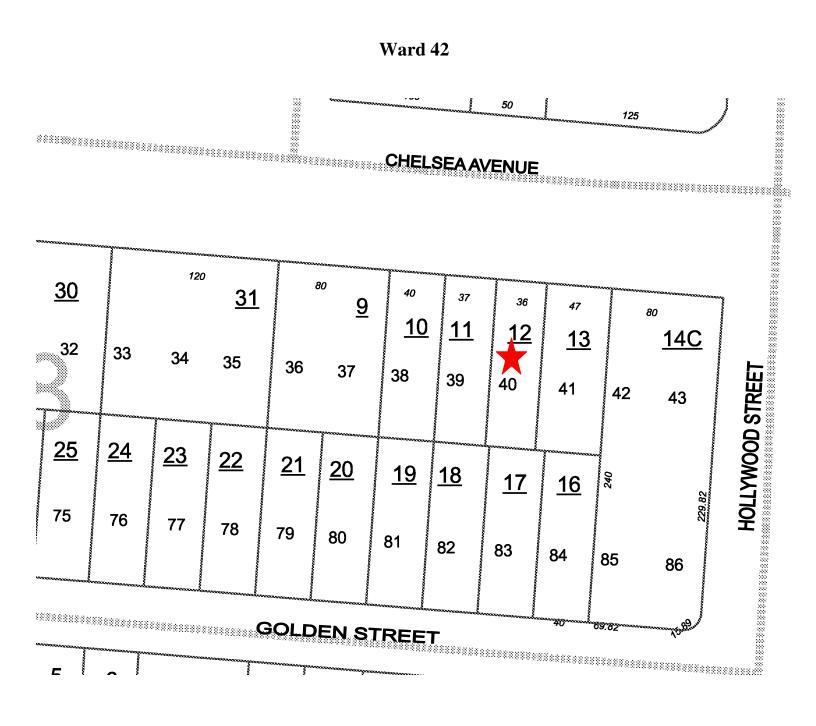
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Ward 35



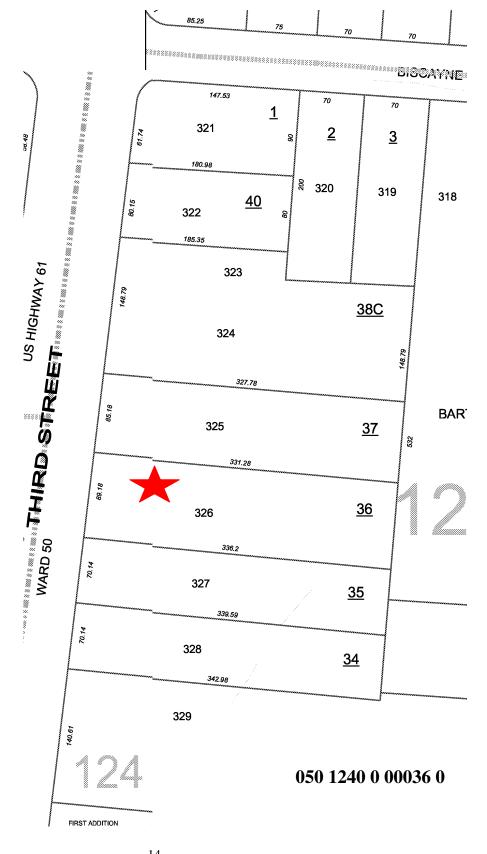
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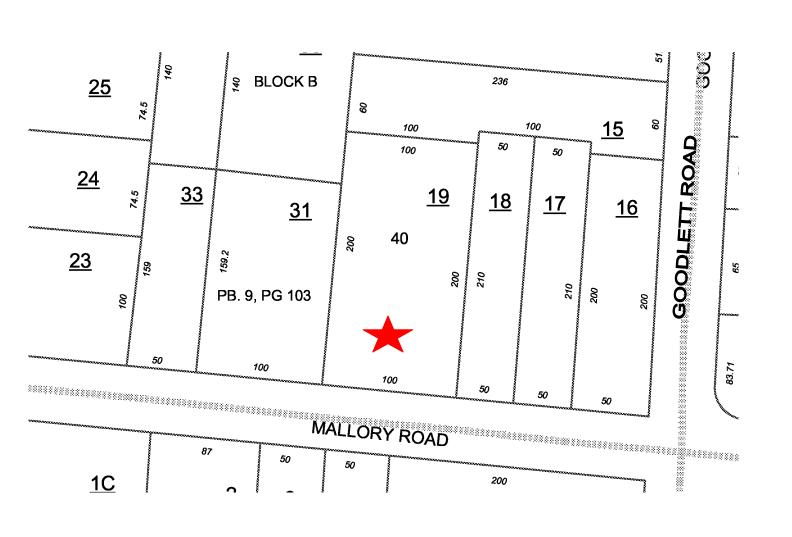


# 042 0180 0 00012 0

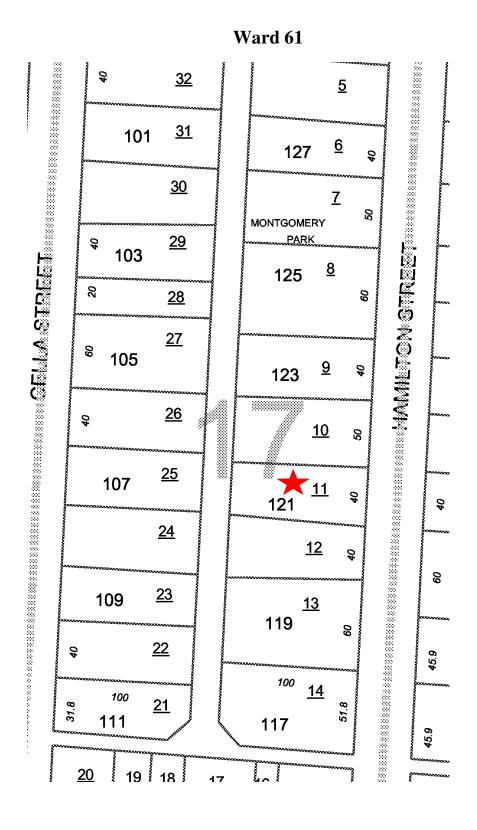
# Ward 50



# Ward 58



# 058 1620 0 00019 0

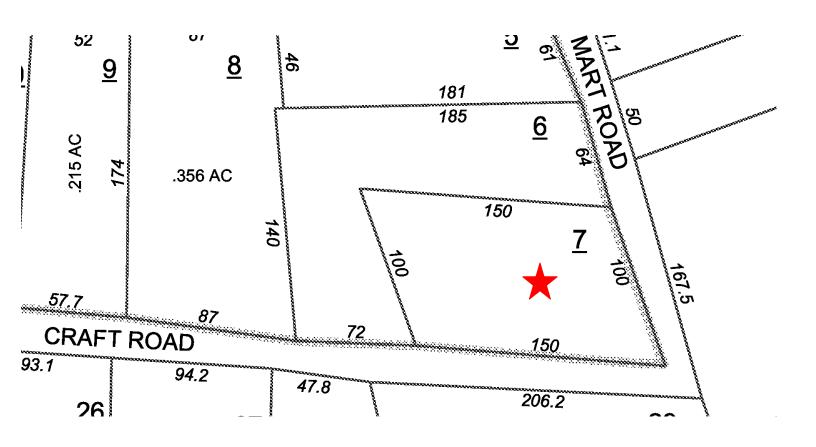


061 0170 0 00011 0

Ward 72



072 0230 0 00003 0



076 0140 000007 0

Name	Kenneth Staples		Date_	02/19/10
Address_	889 Faxon St.	38107		
Phone	526-2232			
Company	Name	n/a		
Company	Address			
Subject P	Property Address	925 Crockett	St.	
Subject P	Property ID #02	21 0410 0 0000	<u>)9 0</u>	
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V V	iolation Dateiolation Date	Viola Viola	tion Addres tion Addres	ss
	any unresolved conscionated or interest?			ngainst any properties in which
v	iolation Date	Viola	tion Addres	ess
V	iolation Date	Viola	tion Addre	essess
manage o A A A A	or control ddress ddress ddress			usiness location that you own,
I certify t	that the above inform	ation I have pi	ovided is a	accurate and correct.
(x) /	Lenneth S Signature	tople		2/19/10   Date

Name Jervis Williams & Sedaria Williams (H & W) Date 02/12/10
Address 686 Regent Ave. 38106
Phone 591-7757
Company Name <u>n/a</u>
Company Address
Subject Property Address 678 Regent Ave.
Subject Property ID # 025 0430 0 00018 0
Are there any unresolved housing code violations against any properties in which you have control or interest? Yes No
Violation Date       Violation Address         Violation Date       Violation Address
Are there any unresolved construction code violations against any properties in which you have control or interest? YesNo
Violation Date Violation Address
Violation Date       Violation Address         Violation Date       Violation Address
Please list any properties other than you residence or business location that you own, manage or control  Address  Address  Address  Address  Address  Address
I certify that the above information I have provided is accurate and correct.
(x) pole (l) Signature  (x) 2/10/10 Date

Name Belzoni Company, LLC . Date (x) 02/24/10
Address P.O. Box 05026, Milwaukee, WI 53205_
Phone 414 698-7128 / 262 242-7687 (Lucy Hyche)
Company Name <u>n/a</u>
Company Address
Subject Property Address 1104 Kerr Ave.
Subject Property ID #026 0430 0 00020 0
Are there any unresolved housing code violations against any properties in which you have control or interest? Yes No
Violation Date       Violation Address         Violation Date       Violation Address
Violation DateViolation Address
Are there any unresolved construction code violations against any properties in which you have control or interest? Yes No
Violation Date Violation Address
Violation Date Violation Address   Violation Date Violation Address
Please list any properties other than you residence or business location that you own, manage or control  Address  Address  Address  Address  Address  Address
I certify that the above information I have provided is accurate and correct.  (x) $\frac{(x)}{\text{Signature}} \frac{y}{\text{M}} \frac{y}$
Signature V / Date ''

Name Randall Swaney Date 02/2/10
Address 746 Pisgah Road 38028
Phone 628-3556.
Company Name <u>n/a</u>
Company Address
Subject Property Address 876 Pearce St.
Subject Property ID # 027 0340 0 00045 0
Are there any unresolved housing code violations against any properties in which you have control or interest? Yes No
Violation DateViolation Address Violation DateViolation Address
Are there any unresolved construction code violations against any properties in which you have control or interest? Yes No
Violation DateViolation Address
Violation DateViolation Address
Please list any properties other than you residence or business location that you own, manage or control  Address
Address
Address
Address
Address
I certify that the above information I have provided is accurate and correct.
(I) Cetter (I) 2. ) ). /E
Signature Date

Name_Jonathan Chandler	Date		02/16/09
Address 4477 Bayhill Dr. 38	125		
Phone 752-1812.			
Company Name	1/a		
Company Address			
Subject Property Address 253	30 Carnes Ave.		
Subject Property ID # 029 06	00 0 00023 0		
Are there any unresolved housing of have control or interest? Yes1	code violations aga	ins	t any properties in which you
Violation Date	Violation Addr	ess	<b>.</b>
Violation Date	Violation Add	res	S
Are there any unresolved construct you have control or interest? Yes	ion code violations	ag —	gainst any properties in which
Violation Date	Violation Add	res	s
Violation Date	Violation Add	res	S
Please list any properties other than manage or control  Address  Address  Address			
Address			
Address			
I certify that the above information  (x) Dorell Land	I have provided is	ac	curate and correct.
Signature	•	-	Date Date

Name Craten Armmer, Jr. Date 02/22/10
Address 1585 Waverly Ave. 38106
Phone 658-9101
Company Name <u>n/a</u>
Company Address
Subject Property Address 1581 Waverly Ave.
Subject Property ID # 031 0260 0 00005 0
Are there any unresolved housing code violations against any properties in which you have control or interest? Yes NoX
Violation Date       Violation Address         Violation Date       Violation Address
Are there any unresolved construction code violations against any properties in which you have control or interest? Yes No
Violation Date       Violation Address         Violation Date       Violation Address
Violation Date Violation Address
Please list any properties other than you residence or business location that you own, manage or control  Address  Address
Address Address
Address
I certify that the above information I have provided is accurate and correct.
(x) Carolyn Gromen (x) 2-22-10 Signature Date

Name <u>TV6-W, LLC</u> Date <u>03/05/10</u>
Address 4091 Viscount Ave. 38118
Phone 239-3892 Lou Katzerman
Company Name <u>n/a</u>
Company Address
Subject Property Address Roland St.
Subject Property ID #031 0470 0 00004 0
Are there any unresolved housing code violations against any properties in which you have control or interest? Yes NoX_
Violation DateViolation Address
Violation Date Violation Address
Are there any unresolved construction code violations against any properties in which you have control or interest? YesNo
Violation DateViolation Address
Violation Date Violation Address Violation Date Violation Address
Please list any properties other than you residence or business location that you own, manage or control  Address  Address
Address
Address
Address
I certify that the above information I have provided is accurate and correct.  (x) 3/5/16
Signature Date

Name Sarah Barnes Date 02/19/10
Address 1855 Swift St. 38109
Phone (c) 281-4718 / 332-3232
Company Namen/a
Company Address
Subject Property Address 1863 Swift St.
Subject Property ID # 035 0300 0 00007 0
Are there any unresolved housing code violations against any properties in which you have control or interest? Yes No
Violation Date Violation Address
Violation DateViolation Address Violation DateViolation Address
Are there any unresolved construction code violations against any properties in which you have control or interest? Yes No
Violation Date Violation Address
Violation Date       Violation Address         Violation Date       Violation Address
Please list any properties other than you residence or business location that you own, manage or control  Address  Address  Address  Address  Address  Address
I certify that the above information I have provided is accurate and correct.
(x) Acrah Harnes (x) 2-19-10 Signature Date

Name Tommie Franklin . Date (x) 02/24/10
Address 2941 Birchfield Dr. 38127
Phone 487-5259
Company Name <u>n/a</u>
Company Address
Subject Property Address Chelsea Ave.
Subject Property ID #042 0180 0 00012 0
Are there any unresolved housing code violations against any properties in which you have control or interest? Yes No
Violation DateViolation Address
Violation DateViolation Address
Are there any unresolved construction code violations against any properties in which you have control or interest? YesNo
Violation DateViolation Address
Violation Date Violation Address
Please list any properties other than you residence or business location that you own, manage or control  Address  Address  Address  Address  Address  Address
I certify that the above information I have provided is accurate and correct.  (x) Tommi Franchi (x) 2-24.2010  Signature Date

Name Memphis Property Management & Investors, Inc. Date 02/19/10		
Address 630 E. Raines Rd. 38109		
Phone 922-5991 / 262-6052 Lessie Hall		
Company Name <u>n/a</u>		
Company Address		
Subject Property Address 3240 Highway 61 South		
Subject Property ID # 050 1240 0 00036 0		
Are there any unresolved housing code violations against any properties in which you have control or interest? Yes No		
Violation Date Violation Address Violation Date Violation Address		
Are there any unresolved construction code violations against any properties in which you have control or interest? Yes No/		
Violation DateViolation Address		
Violation DateViolation Address		
Please list any properties other than you residence or business location that you own, manage or control  Address  Address  Address  Address  Address  Address		
I certify that the above information I have provided is accurate and correct.		
(x) L Hall Signature  19-Feb-10 Date		

Name Trustees Lord C	Chapel Non-Denominational Church Date (x)
Address 4339 Thistle	eway Dr. 38141
Phone 624-13	64
Company Name	n/a
Company Address	·
Subject Property Address	ss 4214 E. Mallory Ave. 058 1620 0 00019 0
Subject Property ID #	058 1620 0 00019 0
Are there any unresolve have control or interest?	d housing code violations against any properties in which you YesNo
Violation Date	Violation Address
Violation Date_	Violation AddressViolation Address
you have control or inte	d construction code violations against any properties in which rest? YesNo
Violation Date_	Violation Address Violation Address
Violation Date_	Violation Address
manage or control  Address  Address  Address  Address	s other than you residence or business location that you own,
I certify that the above i	nformation I have provided is accurate and correct.
(x) Mu Candal Signature	<u>a</u> 2-19-10  Date

Name Larry Humphreys & Peggy Humphreys (H & W) Date 02/25/10
Address 847 Hamilton St. 38114
Phone 458-2383 / 491-8299
Company Name <u>n/a</u>
Company Address
Subject Property Address 843 Hamilton St.
Subject Property ID # 061 0170 0 00011 0
Are there any unresolved housing code violations against any properties in which you have control or interest? Yes No
Violation Date       Violation Address         Violation Date       Violation Address
Are there any unresolved construction code violations against any properties in which you have control or interest? YesNo
Violation Date Violation Address Violation Date Violation Address
Violation DateViolation Address
Please list any properties other than you residence or business location that you own, manage or control  Address  Address  Address  Address
Address
I certify that the above information I have provided is accurate and correct.
Signature (x) Feb- 25, 200 Date

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program. Name Jerry Young Date 01/27/10 Address 1826 Whitney Ave. 38127 Phone 503-4883 Company Name <u>n/a</u> Company Address\_\_\_\_ Subject Property Address Whitney Ave. Subject Property ID # 072 0230 0 00003 0 Are there any unresolved housing code violations against any properties in which you have control or interest? Yes No V Violation Date Violation Address Violation Date Violation Address Are there any unresolved construction code violations against any properties in which you have control or interest? Yes\_\_\_\_\_ No\_\_\_\_ Violation Date\_\_\_\_\_Violation Address\_\_\_\_\_ Violation Date Violation Address Please list any properties other than you residence or business location that you own, manage or control Address Address Address Address Address I certify that the above information I have provided is accurate and correct.

(x) Signature)

Name Alonzo R. Woods Date 02/10/10			
Address 1413 Cameron St. 38106			
Phone 946-0804			
Company Name <u>n/a</u>			
Company Address			
Subject Property Address 3735 Mart Rd.			
Subject Property ID #076 0140 0 00007 0			
Are there any unresolved housing code violations against any properties in which you have control or interest? YesNo			
Violation DateViolation Address Violation DateViolation Address			
Are there any unresolved construction code violations against any properties in which you have control or interest? Yes No			
Violation DateViolation Address			
Violation DateViolation Address			
Please list any properties other than you residence or business location that you own, manage or control  Address  Address  Address  Address  Address  Address  Address			
I certify that the above information I have provided is accurate and correct.			
(x) Date (x) Date			